

Debtor(s).

Location: 255 E. TEMPLE STREET, COURTROOM 1545, LOS ANGELES, CALIFORNIA 90012

Last date to file objections: 02/12/2019

Overbid procedure (if any): Overbid starts at \$860,000. Subsequent overbidding will be in increments of \$10,000.

Any party who wishes to overbid for the property must contact Debtor's counsel by 02/12/2019 by 5:00 pm & show proof of funds or financing of \$860,000 and deposit certified funds of \$80,000 into counsel's client trust account as a deposit.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

February 26, 2019 at 1:00 p.m. before the Honorable Neil Bason in Courtroom 1545 of the United States Bankruptcy Court located at 255 E. Temple Street, Los Angeles, California 90012.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Law Offices of Lionel E. Giron
Crystle J. Lindsey, Esq.
337 North Vineyard Ave., Suite 100
Ontario, California 91764
Ph: (909) 397-7260; Fax: (909) 397-7277
Email: crystle@lglawoffices.com

Date: 02/04/2019

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

Law Offices of Lionel E. Giron, 337 North Vineyard Ave., Suite 100, Ontario, California 91764

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **02/04/2019**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Sandor Theodore Boxer on behalf of Interested Party Courtesy NEF
tedb@tedboxer.com

Lionel E Giron on behalf of Debtor Motiv8 Investments, LLC
ecf@lglawoffices.com, tangkevin911@gmail.com, lglawadmin@ecf.courtdrive.com

Dare Law on behalf of U.S. Trustee United States Trustee (LA)
dare.law@usdoj.gov

Amy E Martinez on behalf of Creditor Alta Equities
a.martinez@geracillp.com, d.johnson@geracillp.com

Amy E Martinez on behalf of Creditor Crescent Capital Holdings, LLC
a.martinez@geracillp.com, d.johnson@geracillp.com

Silvio Nardoni on behalf of Creditor SRS Capital Partners LLC
silvio@nardonilaw.com, silvionardoni@gmail.com

United States Trustee (LA)
ustpreion16.la.ecf@usdoj.gov

Kristin A Zilberstein on behalf of Interested Party Courtesy NEF
bknotifications@ghidottiberger.com; gbadmin@ecf.courtdrive.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **02/04/2019**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

See attached mailing list.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

02/04/2019

Date

Jeannette Llamas

Printed Name

/s/ Jeannette Llamas

Signature

Label Matrix for local noticing
0973-2

Case 2:18-bk-16732-NB

Central District of California

Los Angeles

Mon Feb 4 15:12:42 PST 2019

Law Offices of Lionel E. Giron

340 E. 2nd Street, Ste 302

Los Angeles, CA 90012-4249

Alta Equities

c/o Geraci Law Firm

90 Discovery

Irvine, CA 92618-3105

Motiv8 Investments, LLC

4297 Union Pacific Ave

Los Angeles, CA 90023-4036

Crescent Capital Holdings, LLC

c/o Geraci Law Firm

90 Discovery

Irvine, CA 92618-3105

SRS Capital Partners LLC

PO Box 6400

Oceanside, CA 92052-6400

Los Angeles Division

255 East Temple Street,

Los Angeles, CA 90012-3332

BSI Financial Services

314 S Franklin St., Second Fl

PO BOX 517

Titusville, PA 16354-0517

California TD Specialists

8190 E. Kaiser Blvd

Anaheim, CA 92808-2215

Del Toro Loan Servicing Inc

PO BOX 211000

Chula Vista, CA 91921-1000

FCI Lender Services

PO BOX 27370

Anaheim, CA 92809-0112

FRANCHISE TAX BOARD

BANKRUPTCY SECTION MS A340

PO BOX 2952

SACRAMENTO CA 95812-2952

(p)INTERNAL REVENUE SERVICE

CENTRALIZED INSOLVENCY OPERATIONS

PO BOX 7346

PHILADELPHIA PA 19101-7346

LOS ANGELES COUNTY TREASURER & TAX COLLECTOR

PO BOX 54110

LOS ANGELES, CA 90054-0110

United States Trustee (LA)

915 Wilshire Blvd, Suite 1850

Los Angeles, CA 90017-3560

WRCOF Asset Trust 2017-2

c/o BSI Financial Services

1425 Greenway Drive, Ste. 400

Irving, TX 75038-2480

Lionel E Giron

Law Offices of Lionel E Giron

337 N. Vineyard Ave.

Suite 100

Ontario, CA 91764-4454

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

INTERNAL REVENUE SERVICE

300 North Los Angeles Street

M/S 5022

Los Angeles, CA 90012

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Advantage Realty Group

(u)Courtesy NEF

(d)Crescent Capital Holdings, LLC

c/o Geraci Law Firm

90 Discovery

Irvine, CA 92618-3105

(u)Gerlin Munoz
Berkshire Hathaway HSCP

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End of Label Matrix
Mailable recipients 16
Bypassed recipients 5
Total 21